

Special Administrative Permit



41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

The City of Dunwoody Community Development Department accepts requests for special administrative permits. Special administrative permits may be approved by the Community Development Director only when the determination has been made that any specific approval criteria associated with the authorized special administrative permit and the following general approval criteria have been met:

- The grant of the administrative permit will not be detrimental to the public health, safety or welfare of the public or injurious to the property or improvements;
- The requested administrative permit does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other similarly situated properties; and
- The requested administrative permit is consistent with all relevant purpose and intent statements of this zoning ordinance.

The community development director is authorized to approve special administrative permits for wing walls and retaining walls only when the general approval criteria above, and the following specific approval criteria have been met:

- It is determined that exceptional topographical restrictions exist on the lot in context with the adjoining property that were not created by the applicant or owner, and a determination that no practical alternative retaining wall design is feasible. The applicant must submit a site plan or a topographical map certified by an engineer or landscape architect with any exception application for retaining walls.

The community development director is authorized to approve special administrative permits for proposed front door threshold elevation for new detached houses that exceed the threshold elevation allowed only when the general approval criteria above, and the following specific approval criteria have been met:

- The applicant for a building permit establishes that the elevation of the front door threshold of the proposed residential structure does not exceed the average elevation of the front door thresholds of the residential structures on both lots immediately abutting the subject lot. If any adjacent lot is vacant, the front door threshold shall be calculated using the formula in Sec. 27-147(1)a. The applicant must provide the community development director with the threshold elevations, as certified by a licensed surveyor or engineer.

Submit a site plan, project details and photos, and a project narrative that addresses how your project meets the applicable special administrative permit criteria listed above.

Please submit an electronic version of the entirety of your application submittal, saved as a single PDF.

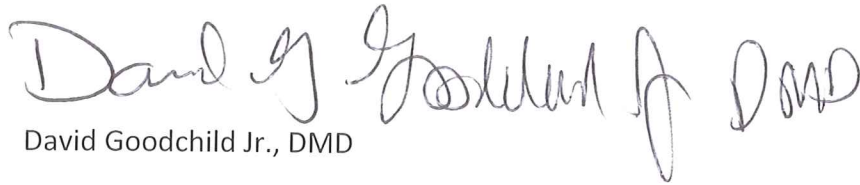
A sign must be placed in a conspicuous location on the subject property at least 30 days before the date of the community development director's decision on the special administrative permit request. This required notice must indicate the earliest date that a decision on the special administrative permit will be made and indicate the nature of the request and a contact where additional information can be obtained.

Project Narrative

I currently reside at 5146 Tilly Mill Road, and recently purchased the triangular lot next to me, which lies next to and in front of, one of Georgia Perimeter Parking lots. I would like to build a detached garage adjacent to the house, and because of the odd shape of the lot, I am asking for an administrative variance, for the best placement.

I have included as part of the drawings sheet A00.01, the Dekalb County plot plan showing the house in relation to Tilly Mill and a site plan showing the proposed placement of the garage. Due to the shape of the lot, the garage cannot be located in such a way to meet the City of Dunwoody's set back requirements, but situated as shown, the existing driveway can be utilized adding a minimum amount of additional concrete to the lot, will closely be adjacent to the house, and be set back 36', having the existing trees as an additional visual buffer. Sheet A00.02 is the Floor Plan. Please note, the square footages of the concrete are also shown, in relation to the square footage of the lot, in order to meet the 35% or less, requirement.

Thank you for your time, and I appreciate your consideration in the administrative variance.

A handwritten signature in dark ink, reading "David G. Goodchild Jr. DMD". The signature is fluid and cursive, with the initials "DMD" clearly visible at the end.

David Goodchild Jr., DMD

SPECIAL ADMINISTRATIVE
PERMIT
APPLICATION



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Project #: _____ Date Received: _____

* Type: Residential

Type of Request: ☐ Chapter 16-Streams ☒ Chapter 27-Zoning

Code section from which special administrative permit is sought: Section 27-58 (Chapter 27, Article

Nature of Request: Requesting administrative variance on 11.5' driveway.

set-back due to shape of lot.

* Project:

Name of Project / Subdivision: Goodchild Residence - Garage Addition Zoning: _____

Property Address / Location: 5164 Tilly Mill Rd, Dunwoody, GA 30338

District: 18 Land Lot: 359 Block: _____ Property ID: 18 359 06 00

* Owner Information:

Owner's Name: David G. Goodchild Jr

Owner's Address: 5164 Tilly Mill Road Dunwoody Ga. 30338

Phone: 678 570 1847 Fax: 770 457 5841 Email: Dgoodchild@comcast.net

* Applicant Information: ☐ Check here if same as Property Owner

Contact Name: Michael Sanyant

Address: 4638 Ellisbury Dr

Phone: 412 556 28 Fax: _____ Email: Sanyant@msn.com

* Terms & Conditions:

I hereby certify that to the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I understand that failure to supply all required information (per the relevant requirements of the Dunwoody Zoning Ordinance) will result in the rejection of this application.

Applicant's Name: David G Goodchild

Applicant's Signature: [Signature] Date: 2-2-16

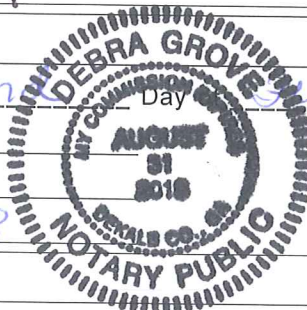
* Notary:

Sworn to and subscribed before me this 20 Day February, 20 15

Notary Public: Debra Grove

Signature: Debra Grove

My Commission Expires: Aug 31, 2018

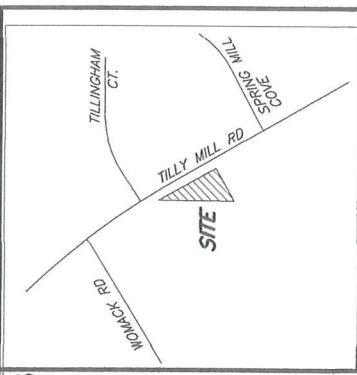


* Office Use:

Application Fee: ☒ \$250 for Single-Family ☐ \$350 for Commercial/Other

Payment: ☐ Cash ☐ Check ☐ CC Date: _____

Decision: _____ Date: _____

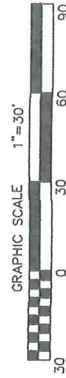


LOCATION MAP
N.T.S.

SQUARE FOOT CHART
TOTAL LOT SQUARE FT.=21,350
FRONT YARD SQUARE FT.=1,249 S.F.
AREA OF EXISTING HOUSE=3,483 S.F.
AREA OF EXISTING DRIVE=2,191 S.F.
AREA OF A.C. PAD=10.0 S.F.
EXISTING HARDSCAPE=5,684 S.F.
EXISTING LOT COVERAGE=26.6%
EXISTING FRONT YARD COVERAGE=19.5%

PROPOSED DRIVEWAY: 1,067 SF
AREA OF EXISTING DRIVE=2,191 S.F.
TOTAL DRIVEWAY FRONT=3,258 SF
TOTAL DRIVEWAY FRONT: 23.0%

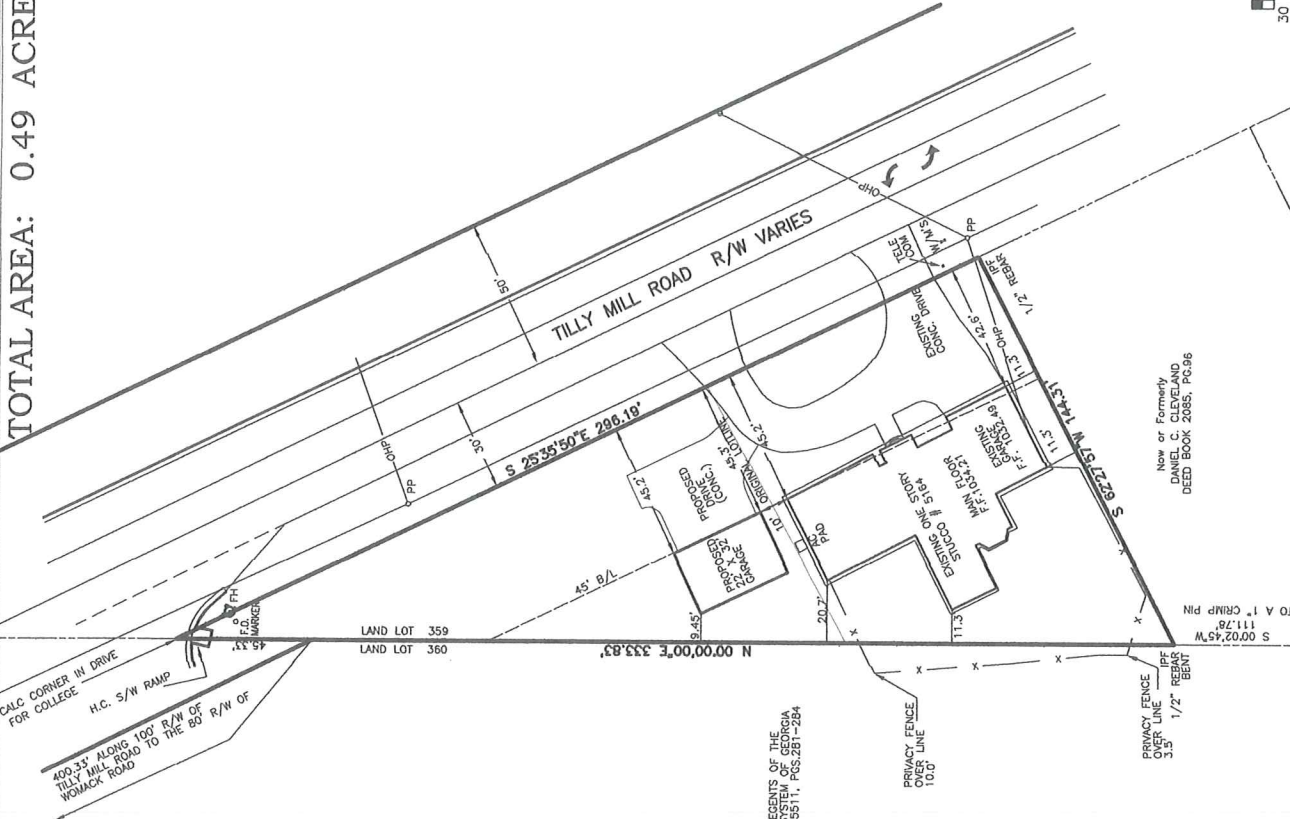
AREA OF PROPOSED GARAGE= 704 S.F.
EXISTING HARDSCAPE=5,684 SF
TOTAL PROPOSED HARDSCAPE=6,388 S.F.
TOTAL PROPOSED LOT COVERAGE=29.9%



**CONSULTANTS
SURVEYORS
ENGINEERS
PLANNERS**

**RINGO
ABERNATHY
& ASSOCIATES**

174 DACULA ROAD - DACULA, GA 30019
Phone (770) 982-8455 - Fax (770) 277-3981



BOARD OF REGENTS OF THE
UNIVERSITY SYSTEM OF GEORGIA
DEED BOOK 5511, PGS.281-284

THE VERTICAL DATA FOR THIS SITE WAS OBTAINED USING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CARSON SURVEYOR+ GLOBAL NAVIGATION SATELLITE SYSTEM WITH A SURVEYOR+ DATA COLLECTOR. THE TECHNIQUE USED WAS RTK CORRECTION. THE RELATIVE POSITIONAL ACCURACY ON THE NETWORK, THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED WERE .03 FEET VERTICALLY AT THE 95% CONFIDENCE LEVEL.

SURVEY NOTATION:
THIS SURVEY WAS RUN USING A TOPCON 225 TOTAL STATION EDM UNIT.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 12,791 FEET AND AN ANGULAR ERROR OF
03" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 681,879 FEET.

REFERENCE MATERIAL:
FINAL PLAN OF BRYANWOOD MANOR PREPARED BY WATTS & BROWNING
ENGINEERS DATED FEB. 15, 1955 AND RECORDED IN PG. 23, PG. 19.
PLAN OF SURVEY ENTITLED ACQUISITION OF REAL PROPERTY KNOWN AS
DEKALB COMMUNITY COLLEGE-NORTH CAMPUS, PREPARED BY PATTERSON
AND DEWAR ENGINEERS, INC. AND RECORDED IN PG. 92, PG. 100.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

[illegible]

SURVEY FOR:

DAVID G. GOODCHILD, JR

BRYANWOOD MANOR LOTS 1 & 2